041.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,200 / 645,200
					USE VALUE:	645,200 / 645,200
					ASSESSED:	645,200 / 645,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFFMAN EMILY
Owner 2:	
Owner 3:	
Street 1:	79 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOFFMAN EMILY -
Owner 2:	-
Street 1:	79 PARK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,656 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 1122 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4656.000	197,500		447,700	645,200
Total Card	0.107	197,500		447,700	645,200
Total Parcel	0.107	197,500		447,700	645,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.04 | /Parcel: 575.0

Legal Description

User Acct 27759

GIS Ref

GIS Ref

Insp Date 11/27/18

Entered Lot Size

Total Land:

Land Unit Type:

!3396!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,500	0	4,656.	447,700	645,200	645,200	Year End Roll	12/18/2019
2019	101	FV	183,600	0	4,656.	475,700	659,300	659,300	Year End Roll	1/3/2019
2018	101	FV	183,600	0	4,656.	347,000	530,600	530,600	Year End Roll	12/20/2017
2017	101	FV	183,600	0	4,656.	302,200	485,800	485,800	Year End Roll	1/3/2017
2016	101	FV	183,600	0	4,656.	257,500	441,100	441,100	Year End	1/4/2016
2015	101	FV	172,300	0	4,656.	251,900	424,200	424,200	Year End Roll	12/11/2014
2014	101	FV	172,300	0	4,656.	207,100	379,400	379,400	Year End Roll	12/16/2013
2013	101	FV	172,300	0	4,656.	197,000	369,300	369,300		12/13/2012

PRINT

Date	Time
12/10/20	18:39:37

LAST REV

Date	Time
04/09/19	13:45:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3396

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOFFMAN EMILY	53134-251		7/2/2009	Family	1	No	No		
KELLEY ROBERT P	53134-249		7/2/2009		350,000	No	No		
KELLEY THOMAS J	53100-99		6/30/2009	Family	1	No	No		
KELLEY THOMAS J	22796-280		1/4/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2011	300	Manual	12,325					STRUCTURAL REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/7/2008	Meas/Inspect	345	PATRIOT
3/2/2000	Meas/Inspect	264	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	27759
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4656		Sq. Ft.	Site		0	80.	1.20	1									447,743						447,700	

Total AC/HA: 0.10689 | Total SF/SM: 4656 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,743 | Spl Credit | Total: 447,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98406005
Adj $ / SQ:	139.491
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268286
Depreciation:	70828
Depreciated Total:	197459

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

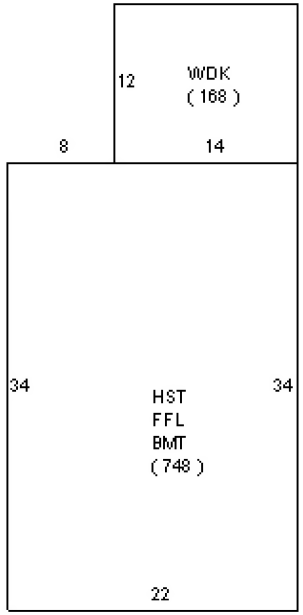
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.49
Special Features:	0	Val/Su Net:	96.91
Final Total:	197500	Val/Su SzAd	176.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	748	41.850	31,302
FFL	First Floor	748	139.490	104,339
HST	Half Story	374	139.490	52,169
WDK	Deck	168	11.760	1,976
	Net Sketched Area:	2,038	Total:	189,786
Size Ad	1122	Gross Are	2412	FinArea 1122

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	